

Commercial Office Space

1,150 sq. ft. / 106.8 sq. m.

Self-contained office with ground floor frontage

TO LET

98 Central Street, Clerkenwell, London EC1V 8AJ



LOCATION

The premises are located on Central Street, just north of Old Street and adjacent to Finsbury Leisure Centre. The office is situated in a vibrant district with close proximity to Clerkenwell, Old Street and Shoreditch. There are a variety of cafes, restaurants and bars within the locality.

TRANSPORT

Old Street (Northern Line and National Rail)

Barbican (Circle, Hammersmith & City and Metropolitan lines)

Farringdon (Circle, Hammersmith & City and Metropolitan lines and National Rail)

Angel (Northern line)

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

An entirely self-contained ground and lower ground floor premises, with extensive glazed frontage. The office is ready for immediate occupation and is available fully furnished if required. The premises will suit a variety of occupiers such as a showroom, media and tech companies.

AMENITIES

- Fully furnished
- Meeting room space
- Air conditioning (ground floor)
- Electric heating (lower ground floor)
- Dedicated fibre line available
- Telephone system available if required
- Alarm system available
- Kitchen
- Male & female WC
- Security shutters

APPROXIMATE FLOOR AREAS

Ground	605 sq. ft.	56.2 sq. m.
L. Ground	545 sq. ft.	50.6 sq. m.
Total	1,150 sq. ft.	106.8 sq. m.

LEASE

A new flexible lease is available

RENT

£40,000 per annum exclusive

SERVICE CHARGE

£1,500 per annum approximately

RATES

The rates payable for 2022/23 are £7,501.74

TOTAL OCCUPATIONAL COSTS

£49,000 per annum

£42.60 per sq. ft.

£4,083 per calendar month

Excludes VAT and utility bills.

PLEASE CONTACT

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